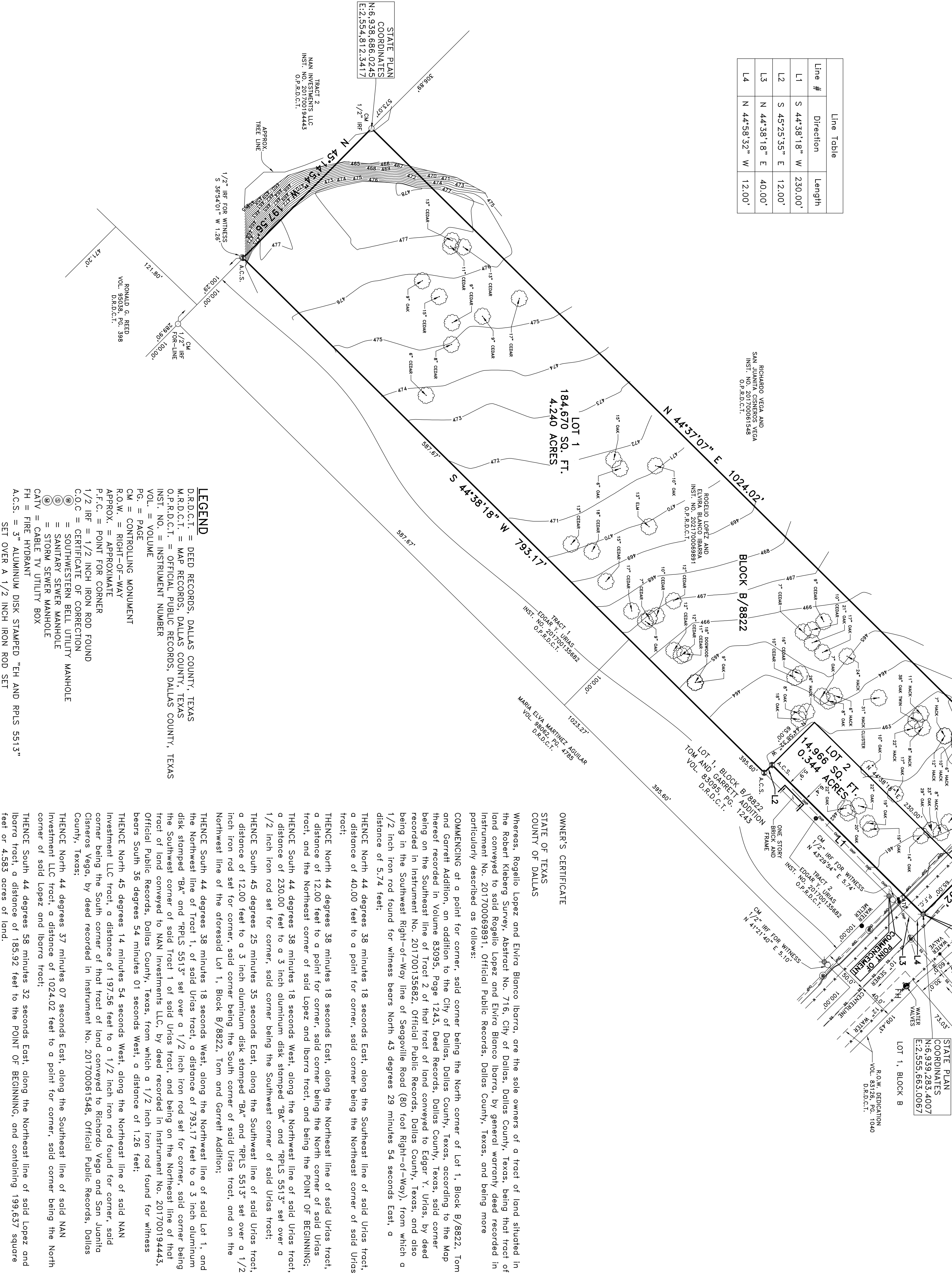


Line #	Direction	Length
L1	S 44°38'18" W	230.00'
L2	S 45°25'35" E	12.00'
L3	N 44°38'18" E	40.00'
L4	N 44°58'32" W	12.00'



LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
APPROX. = APPROXIMATE
P.F.C. = POINT FOR CORNER
1/2" IRF = 1/2 INCH IRON ROD FOUND
C.O.C. = CERTIFICATE OF CORRECTION
= SOUTHWESTERN BELL UTILITY MANHOLE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= CABLE TV UTILITY BOX
FH = FIRE HYDRANT
A.C.S. = 3" ALUMINUM DISK STAMPED "TH AND PRS 5513"
SET OVER A 1/2 INCH IRON ROD SET

OWNER'S DEDICATION

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Rogelio Lopez and Evlira Blanco Ibarra, do hereby adopt this plat, designating the herein described property as **BLANCO ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicated, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public. The maintenance and repair of public utility easements, and all public and private utilities for each particular use. The maintenance and repair of public utility easements shall be the responsibility of the owner of the property. The easements shall be open to the public and shall be used for the purposes indicated. The easements shall be open to the public and shall be used for the purposes indicated. The easements shall be open to the public and shall be used for the purposes indicated.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.

By: _____ Rogelio Lopez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rogelio Lopez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: _____ Evlira Blanco Ibarra, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Evlira Blanco Ibarra known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryon Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying; the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (c)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

RELEASED FOR REVIEW 04/09/2018 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryon Connolly, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
- 3) LOT TO LOT DAMAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

**PRELIMINARY PLAT
BLANCO ADDITION**

LOTS 1 AND 2, BLOCK B/8822
199.637 SQ. FT. / 4.583 ACRES
BEING A TRACT OF LAND OUT OF THE
ROBERT KIEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-171

PLANNING & SURVEYING

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From No. 10168800
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OWNER: ROGELIO LOPEZ AND
EVLIRA BLANCO IBARRA
1206 LOTTIE LANE
DALLAS, TX
214-538-9041

SCALE: 1"=60' / DATE: 04-03-18 / JOB NO. 1702893-1 / DRAWN BY: WTH